

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – VGTM UDA, Divisional Office, Guntur – Change of land use from Industrial use to Residential use in D.No.440/A(P), B, C, D(P) & 441/A(P), C(P), D(P), E, F, G, & H of Potturu Village, Potturu Grampanchayat, Guntur Mandal & District to an extent of Ac.19.18 cents – Draft variation – Notification – Confirmation – Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT(I2) DEPARTMENT

G.O.Ms.No. 365

Dated.25.08.2011

Read the following:-

- 1.From VC, VGTMUDA,Divisional Office, Guntur
Rc.No.E2-625/2010,Dt.08.02.2011.
- 2.From the Commissioner of Industries,
Hyderabad, Lr. No. 29 / 1 / 2011 / 0084,
Dt.26.05.2011.
- 3.Govt.Memo.No..3778/I2/2011, Dt.15.07.2011.

O R D E R:

The draft variation to the Zonal Development Plan of Ankireddypalem issued in Government memo 3rd read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.373, Part-I, dated.22.07.2011. No objections and suggestions have been received from the public within the stipulated period. The applicant has paid the Development Charges. Hence, the draft variation is confirmed.

The appended notification shall be published in an Extraordinary issue of Andhra Pradesh Gazette, dated.30.08.2011.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B. SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT(UD)

To
The Commissioner of Printing, Stationery & Stores Purchase,
Hyderabad.
The Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban
Development Authority, Vijayawada.

Copy to:
The applicant through the Vice-Chairman, VGTM UDA, Vijayawada.
The Special Officer and Competent Authority, Urban Land Ceiling,
Guntur.
The District Collector, Guntur.
Sf/Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER

APPENDIX
N O T I F I C A T I O N

In exercise of the powers conferred by sub-section (2) of section 12 of the Andhra Pradesh Urban Areas (Development)Act, 1975(Act-I of 1975), the Government hereby makes the following variation to the Zonal Development Plan of Ankireddypalem the same having been previously published in Extraordinary issue of Andhra Pradesh Gazette No.373, Part-I, dated.22.07.2011 as required by sub-section (3) of the said section.

V A R I A T I O N

The site under reference measuring to an extent of 77621.46 Sq.mts is falling in D.No.440/A(P), B, C, D(P) & 441/A(P), C(P), D(P), E, F, G & H of Potturu Village, Potturu Grampanchayat, Guntur Mandal & District . The boundaries of which are given in the schedule below and which was earmarked for Industrial use in the Zonal Development Plan of Ankireddypalem sanctioned in G.O.Ms.No. 681, M.A., dated: 29.12.2006, is designated as Residential Use as shown in Modification to the Zonal Development Plan vide M.Z.D.P.No. 01/2011/ARP/GNT which is available in the office of the Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority, Divisional Office, Guntur, subject to the following conditions:

1. that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
2. that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
3. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. the change of land use shall not be used as the proof of any title of the land.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.
7. The applicant should maintain a green buffer of 60 feet between industrial and residential uses.
8. The VGTMUDA shall earmark at least 100 Acres of suitable land for establishing full fledged Industrial Park exclusively for MSMEs with VGTM Urban Development Authority Area.
9. any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.

S C H E D U L E

NORTH	:Site falling in D.No.439 of Potturu Village, Guntur Mandal, Guntur District.
SOUTH	:Site falling in D.No.441/P,446&445(P)of Potturu Village, Guntur Mandal,Guntur District.
EAST	:Site falling in D.No.439, 438 & 442 of Potturu Village, Guntur Mandal, Guntur District.
WEST	:Existing 10'-0" to 11'-0" wide donka to be widening as per Zonal Development Plan 80'-0" falling in D.No.458 of Potturu Village, Guntur Mandal, Guntur District.

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SECTION OFFICER